

PETITION FOR SPECIAL EXCEPTION 85-173-X

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for _____ single and double illuminated outdoor _____ 12' x 25' Advertising structure _____

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
 Lessee: _____
 Foster & Kleiser
 (Type or Print Name)
 Signature _____
 3001 Remington Avenue
 Address
 Baltimore, Maryland 21211
 City and State
 235-8820
 Telephone No.
 For Petitioner: _____
 (Type or Print Name)
 Signature _____
 6300 Baltimore National Pike 744-9151
 Address
 Baltimore, Maryland 21228
 City and State
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted

 Name

 Address

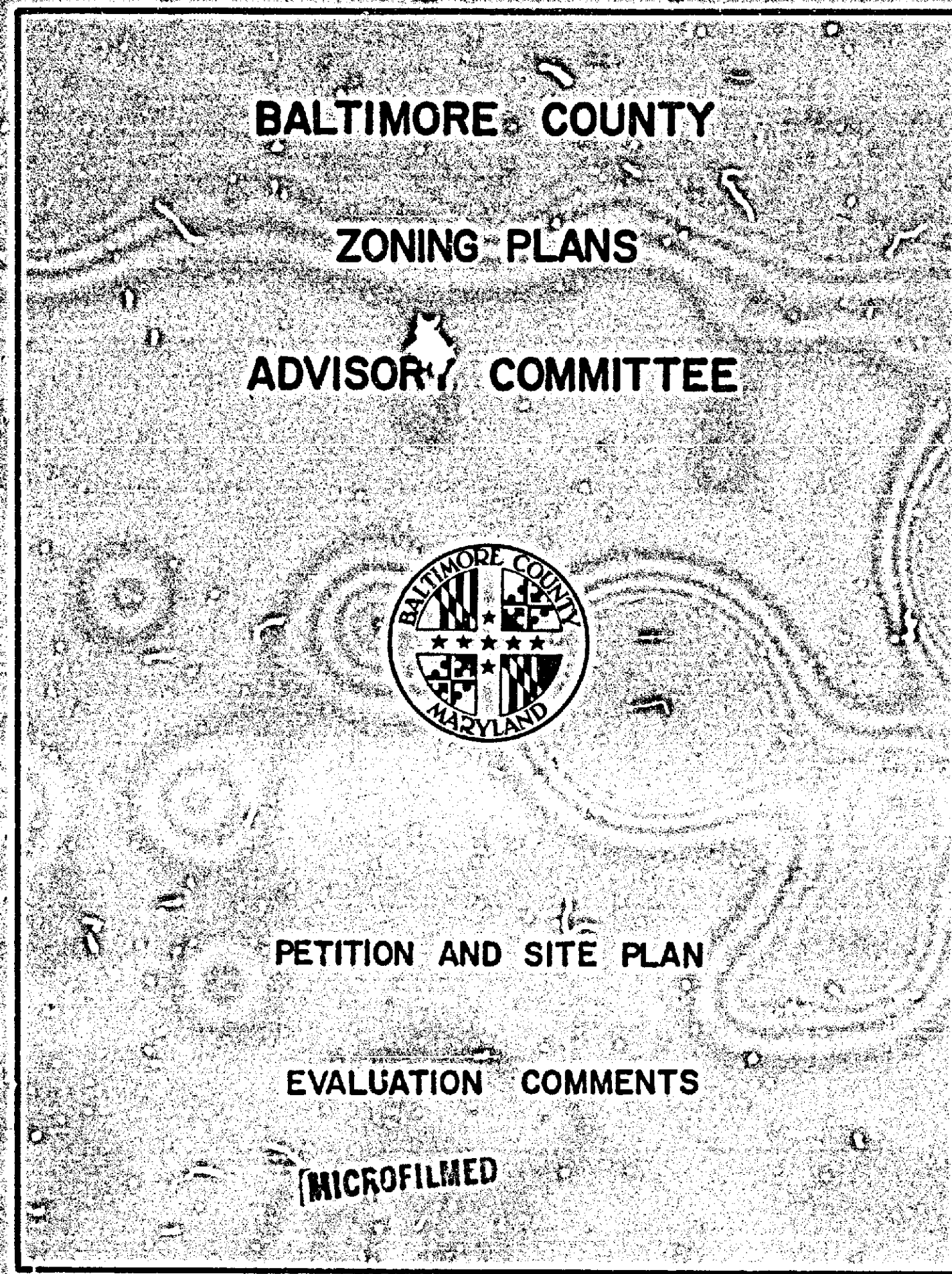
 Phone No.

 Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ 6th _____ day of _____ November _____, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ 31st _____ day of _____ December _____, 1984, at 10:00 o'clock _____ A.M.

Zoning Commissioner of Baltimore County.

E.C.O.-No. 1 (over)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arno J. Jablon
 TO: Zoning Commissioner _____ Date: December 19, 1984
 Norman E. Gerber, Director
 FROM: Office of Planning and Zoning _____
 SUBJECT: Zoning Petition No. 85-173-X

This office is concerned with the continuing proliferation of signs along major arterials in the County.

Norman E. Gerber, Director

NEG:JGH:bjs

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 20, 1984

COUNTY OFFICE BLDG.
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Mr. Angelo Anopolos
 6300 Baltimore National Pike
 Baltimore, Maryland 21228

RE: Item NO. 120 - Case NO. 85-173-X
 Petitioner - Angelo Anopolos
 Special Exception Petition

Dear Mr. Anopolos:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

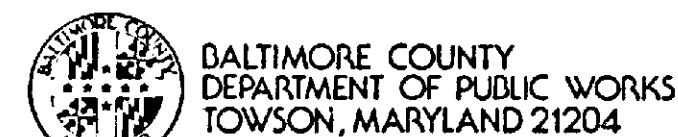
Very truly yours,

Nicholas B. Commodari
 NICHOLAS B. COMMODARI
 Chairman
 Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Foster & Kleiser
 Mr. W. Walker
 3001 Remington Avenue
 Baltimore, Md. 21211



HARRY J. PISTEL, P.E.
 DIRECTOR

December 7, 1984

Mr. Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Re: Item 120 (1984-1985)
 Property Owner: Angelo Anopolos
 N/S Baltimore National Pike 340' W.
 from centerline Rolling Rd.
 Acres: 15 X 30
 District: 1st

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General Comments:

As no public facilities are involved, this office has no comment.

Very truly yours,

James A. Markle, P.E., Chief
 Bureau of Public Services

JAM:EAM:ROP:ss



William K. Hoffmann
 Secretary
 Hal Kassoff
 Administrator

November 16, 1984

Mr. Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 11-6-84
 ITEM: 120.
 Property Owner: Angelo Anopolos
 Location: N/S Baltimore National Pike, Route 40-W 340' W. from c/l Rolling Road
 Existing Zoning: B.R.
 Proposed Zoning: Special Exception for single and double faced illuminated 12 x 25 advertising structure.
 Acres: 15 x 30
 District: 1st

Dear Mr. Jablon:

On review of the submittal for Special Exception of single and double face sign outside the State Highway Administration Right-of-Way, we find the plan generally acceptable.

However, any additional information or comments regarding the proposed advertising structures should be through Mr. Morris Stein, Chief of Outdoor Advertising at 659-1642.

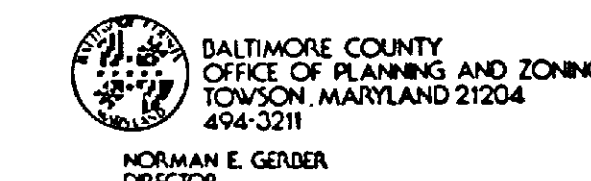
Very truly yours,

Charles Lee, Chief
 Bureau of Engineering
 Access Permits

CL:GW:maw

cc: Mr. M. Stein (w-attachment)
 Mr. J. Ogle

My telephone number is (301) 659-1350
 Teletypewriter for Impaired Hearing or Speech By: George Wittman
 363-7523 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
 P.O. Box 717 707 North Calvert St., Baltimore, Maryland 21203 - 0717



Mr. Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Re: Zoning Advisory Meeting of 11/6/84
 Item # 120
 Property Owner: Angelo Anopolos
 Location:

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-58 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on _____.
- ☒ Landscaping should be provided on this site and shown on the plan.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments:

Eugene A. Roher
 Eugene A. Roher
 Chief, Current Planning and Development

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Special Exception



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2596
494-4500

PAUL H. REINCKE
CHIEF

November 7, 1984

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Angelo Anopolos

Location: N/S Baltimore Nat'l. Pike 340' W. from c/l Rolling Road

Item No.: 120 Zoning Agenda: Meeting of 11/6/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *George M. Magand* Noted and Approved: _____
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

November 7, 1984

TED ZALEWSKI, JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item #120 Zoning Advisory Committee Meeting are as follows:

Property Owner: Angelo Anopolos
Location: N/S Baltimore National Pike 340' W. from c/l Rolling Road
Existing Zoning: B.U.
Proposed Zoning: Special Exception for single and double faced illuminated 12 x 25 advertising structure.

Acres: 15 x 30
District: 1st.

The items checked below are applicable:

() All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 (REPLACES BALTIMORE COUNTY BUILDING CODE) and other applicable Codes.

() ~~Permit~~ permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seal and signature are required on Plans and Technical Data.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot line. A firewall is required if construction is on the lot line, see Table 401, Line 2, Section 1407 and Table 1402, also Section 503.2.

F. Requested variance appears to conflict with the Baltimore County Building Code, Section _____.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the Height/Area requirements of Table 505 and the required construction classification of Table 401.

() Comments - Signs shall be in compliance with Article 19 as amended by Bill 1-82.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham, Chief
Plans Review

CEB:es

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
NW Corner of Baltimore National Pike and Rolling Road, : OF BALTIMORE COUNTY
1st District : Case No. 85-173-X
ANGELO ANOPULOS, Petitioner :

ENTRY OF APPEARANCE

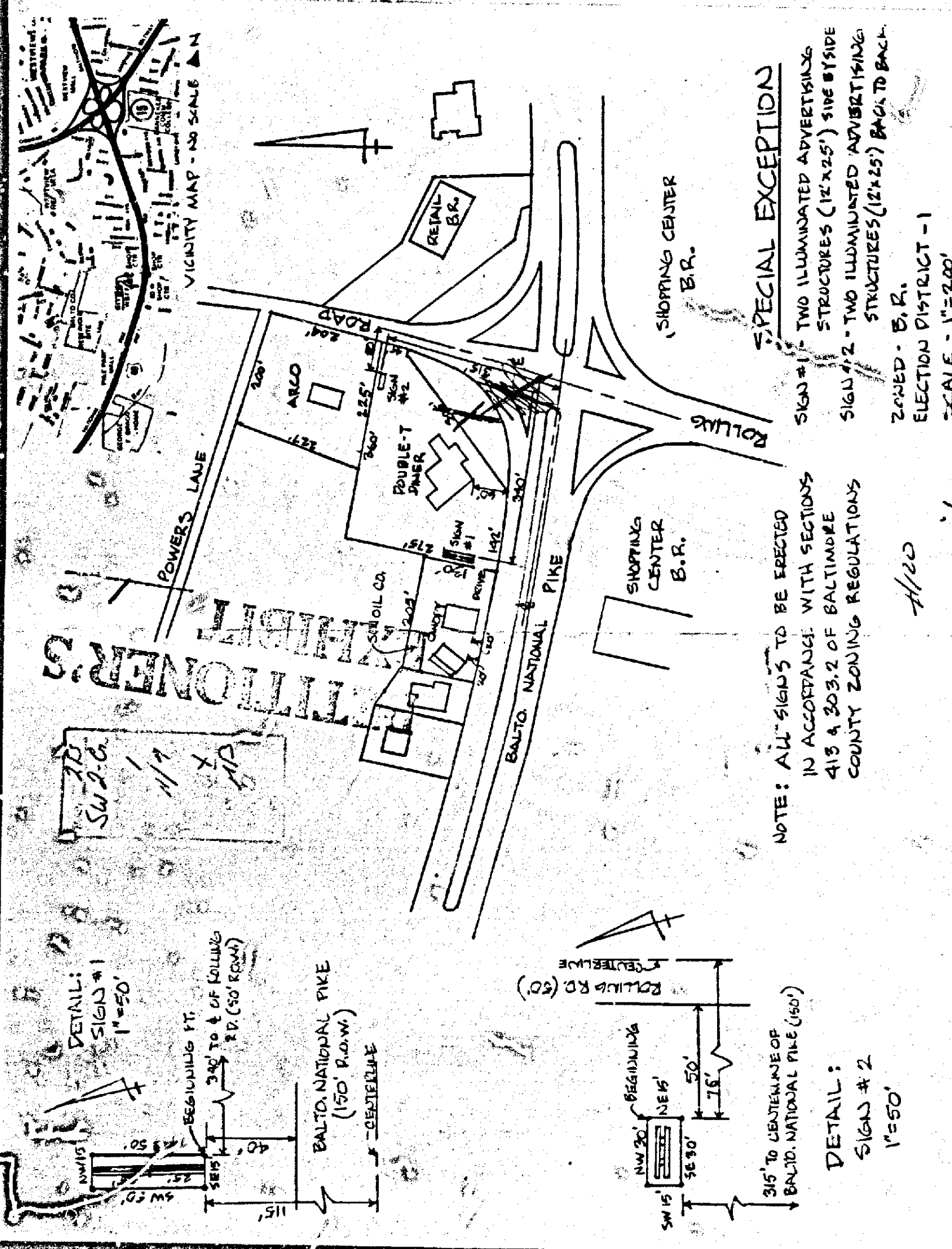
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 14th day of December, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. Angelos Anopolos, 6300 Baltimore National Pike, Baltimore, MD 21228, Petitioner; and Foster & Kleiser, 3001 Remington Ave., Baltimore, MD 21211, Contract Lessee.

Peter Max Zimmerman
Peter Max Zimmerman



RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
NE/S of North Point Blvd., : OF BALTIMORE COUNTY
910' NW of the Centerline of :
Baltimore St., 15th District : Case No. 85-174-X
CANTON RAILROAD COMPANY, :
Petitioner :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 14th day of December, 1984, a copy of the foregoing Entry of Appearance was mailed to Thomas H. Myers, Vice President, General Manager, Canton Railroad Company, 4201 Boston Street, Baltimore, MD 21224, Petitioner; and Wilbur R. Walker, Foster & Kleiser, 3001 Remington Ave., Baltimore, MD 21211, Contract Lessee.

Peter Max Zimmerman

FOSTER AND KLEISER
A METROMEDIA COMPANY
3001 REMINGTON AVENUE
BALTIMORE, MARYLAND 21211
(410) 528-6000

December 18, 1984

Arnold Jablon, Esq.
Zoning Commissioner
Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Jablon:

We would like you to enter the appearance of M. Albert Figinski, Esq., as attorney for our company in the matters of two Petitions for Special Exceptions, scheduled for Hearings on December 31, 1984, as follows:

- (1) NE/S of North Point Blvd., 910' NW of C/L of Baltimore St. Case No. 85-174-X - Petitioner - Canton Railroad
- (2) NW/C Cor. Baltimore National Pike and Rolling Rd. Case No. 85-173X - Petitioner Angelo Anopolos

Foster & Kleiser, Contract Lessee in both cases.

Mr. Figinski's address appears below.

Thank you for your handling.

Sincerely,
Bill Walker
Dictated but not read

WRW/lbr

cc: M. Albert Figinski, Esq.
36 S. Charles Street
Baltimore, Maryland 21201

SERVING MAJOR METROPOLITAN MARKETS THROUGHOUT THE UNITED STATES.

November 29, 1984

Mr. Angelo Anopolos
6300 Baltimore National Pike
Baltimore, Maryland 21228

NOTICE OF HEARING

RE: Petition for Special Exception
NW/cor. Baltimore National Pike
and Rolling Road
Angelo Anopolos - Petitioner
Case No. 85-173-X

TIME: 10:00 a.m.

DATE: Monday, December 31, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 135819

DATE 10-24-84 ACCOUNT R-01-615-000

AMOUNT 100.00

RECEIVED *Foster & Kleiser*
FOR *Figinski* 12/18/84
Baltimore County

VALIDATION OR SIGNATURE OF CASHIER
BALTIMORE, MARYLAND

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: 85-173-X
Posted for: Special Exception
Petitioner: Angelo Anapolos
Location of property: NW Corner Baltimore National Pike and Rolling Road
Location of Signs: NW Corner Rolling Road and Baltimore National Pike
Remarks: See Order
Posted by: [Signature] Date of return: 12-14-84
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 13, 1984
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on December 13, 1984.

THE JEFFERSONIAN,

[Signature]
Publisher

Cost of Advertising 20.00

Office of PATUXENT Publishing Corp.
10750 Little Patuxent Pkwy.
Columbia, MD 21044

December 13, 1984

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION SPECIAL HEARING

was inserted in the following:

☒ Catonsville Times

☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 15 day of December 1984, that is to say, the same was inserted in the issues of

December 13, 1984

PATUXENT PUBLISHING CORP.

By [Signature]

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY IN EQUITY

Plaintiff

Defendant

CERTIFICATE OF PUBLICATION OF



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

December 21, 1984

Mr. W. Walker
Foster and Kleiser
3001 Remington Avenue
Baltimore, Maryland 21211

RE: Petition for Special Exception
NW corner Baltimore National Pike and
Rolling Road
Angelo Anapolos - Petitioner
Case No. 85-173-X

Dear Mr. Walker:

This is to advise you that \$41.80 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 003142
DATE 12-31-84 ACCOUNT 01-615-000
AMOUNT \$ 41.80
RECEIVED FROM Foster & Kleiser
FOR Advertising 85-173-X
C 413*****10014 2316F
VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR SPECIAL EXCEPTION
1st Election District

LOCATION: Northwest corner of Baltimore National Pike and Rolling Road

DATE AND TIME: Monday, December 31, 1984 at 10:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for single and double-faced illuminated 12 feet by 25 feet outdoor advertising structures.

Being the property of Angelo Anapolos as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

IN RE: PETITION SPECIAL EXCEPTION
NW corner of Baltimore
National Pike and Rolling
Road - 1st Election District
Angelo Anapolos,
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception to locate two outdoor advertising signs on his property, as more particularly shown on Petitioner's Exhibit 1.

The Petitioner, by its Contract Lessee, Foster & Kleiser, appeared and was represented by Counsel. Also appearing was Barry Friedman, Director of Public Affairs for Foster & Kleiser. There were no Protestants.

Testimony indicated that the signs, each 12' x 25' and illuminated, although one would be double-faced and the other side by side, are to be located at either end of the subject property, which is located at the corner of Baltimore National Pike and Rolling Road. The double-faced sign, which in reality is two signs placed back to back, would be located at the northeast side of the property on Rolling Road, and the side by side signs would be located at the west end of the property on Baltimore National Pike facing east. The subject property, zoned B.R., is used for a diner and services a densely traveled area and is surrounded by commercial uses. The proposed signs would be for general advertising and will satisfy all of the setback requirements of Section 413.3 and relevant requirements of Section 413.5, Baltimore County Zoning Regulations (BCZR).

The Petitioner seeks relief from Section 413.3, pursuant to Section 502.1.

The issue of whether outdoor advertising signs are permitted by special exception, pursuant to Section 413.3, in B.R. Zones inasmuch as the B.R. designation is not included therein has been long debated in Baltimore County. The most recent event is a decision rendered by the Circuit Court of Baltimore County, In the Matter of Euclay Realty, Case No. 84CG435, where the Court reversed the Board of Appeals of Baltimore County and ordered that outdoor advertising signs be permitted in B.R. Zones by special exception. In effect, the Court continued in full force and effect the decision rendered in MetroMedia, Inc. v. Baltimore County, Case No. 103167, where it was determined that the B.R. Zone was not included in the BCZR by mistake and that the most recent BCZR had not been satisfied correctly. Although the Order in the most recent case does not provide reasons for the decision and in fact is not binding on any other subsequent and similar case, it would be impractical and ridiculous not to apply it to all other requests for special exceptions for outdoor advertising signs in B.R. Zones. Therefore, it must be determined only whether the conditions delineated by Section 502.1 have been satisfied.

It is clear that the proposed use would not be detrimental to the primary commercial uses in the vicinity of the proposed signs.

After reviewing all of the testimony and evidence presented, it appears that the special exception as applied for should be granted, with certain restrictions as more fully described below.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not actually adversely affect the public interest. The facts and circumstances of the use proposed by the Petitioner do not show that the proposed use at the

particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way inconsistent with the spirit and intent of the BCZR.

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21 day of January, 1985, that the Petition for Special Exception for two 12' x 25' illuminated outdoor advertising signs, as described above, be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

[Signature]
Zoning Commissioner of
Baltimore County

cc: M. Albert Figinski, Esquire
People's Counsel

PROPERTY DESCRIPTION

SIGN #1
BEGINNING AT A POINT LOCATED ON THE NORTH SIDE OF BALTIMORE NATIONAL PIKE (150 FEET WIDE) 340 FEET WEST OF THE CENTERLINE OF ROLLING ROAD (50 FEET WIDE) AND 115 FEET FROM THE CENTERLINE OF BALTIMORE NATIONAL PIKE AND THENCE RUNNING THE FOLLOWING COURSES AND DISTANCES: 1.) NORTHEASTERLY A DISTANCE OF 50 FEET TO A POINT, THENCE 2.) NORTHWESTERLY A DISTANCE OF 15 FEET TO A POINT, THENCE 3.) SOUTHWESTERLY A DISTANCE OF 30 FEET TO A POINT, THENCE 4.) SOUTHEASTERLY A DISTANCE OF 15 FEET TO THE BEGINNING POINT.

SIGN #2
BEGINNING AT A POINT LOCATED ON THE WEST SIDE OF ROLLING ROAD (50 FEET WIDE) 315 FEET NORTH OF THE CENTERLINE OF BALTIMORE NATIONAL PIKE (150 FEET WIDE) AND 75 FEET FROM THE CENTERLINE OF ROLLING ROAD AND THENCE RUNNING THE FOLLOWING COURSES AND DISTANCES: 1.) NORTHWESTERLY A DISTANCE OF 30 FEET TO A POINT, THENCE 2.) SOUTHWESTERLY A DISTANCE OF 15 FEET TO A POINT, THENCE 3.) SOUTHEASTERLY A DISTANCE OF 30 FEET TO A POINT, THENCE 4.) NORTHEASTERLY A DISTANCE OF 15 FEET TO THE BEGINNING POINT.

ORIGINAL COPY

JUL 31 1985